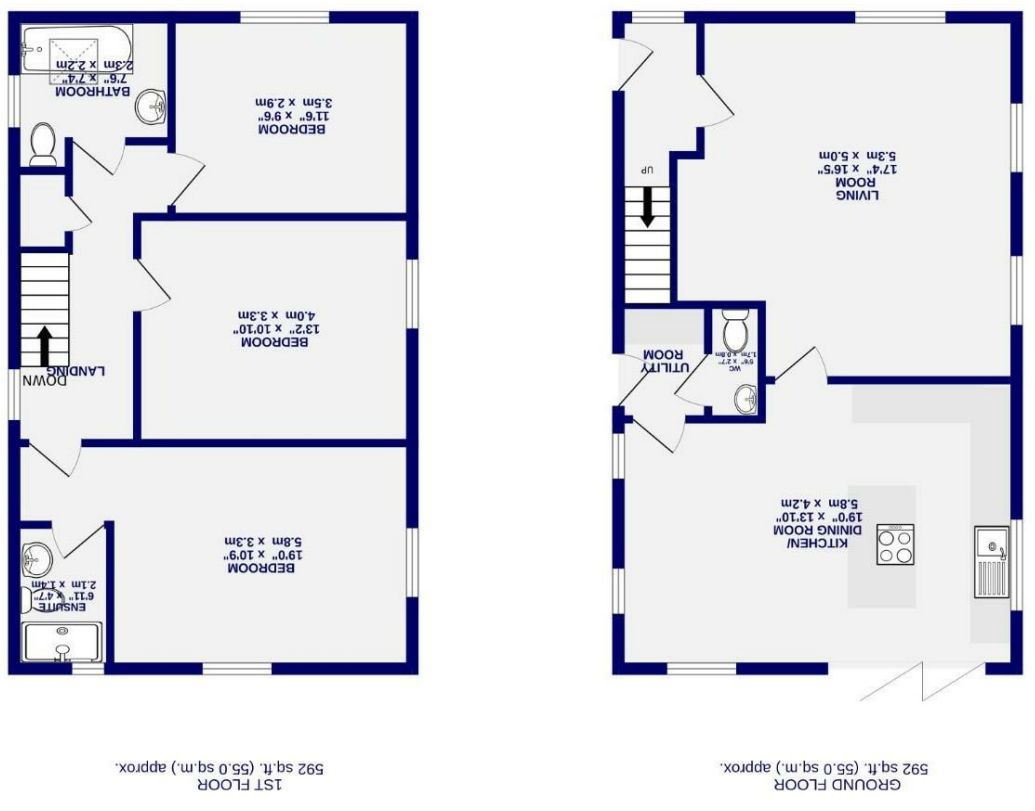


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- Detached House
  - Three Bedrooms
  - Two Bathrooms & G.F.W.C
  - Driveway Parking
  - Open Plan Kitchen Diner
  - Popular Village Setting
  - Ideal Family Home
  - EPC TBC
- Freehold  
Council Tax Band - E
- # Southfield Close Rufforth, York YO23 3RE

Whilst every effort has been made to ensure the accuracy of the floorplans, measurements of rooms and any other areas and dimensions, it is advised to take the measurements on site. The floor area and dimensions shown are for guidance only and are not guaranteed. The floor area and dimensions shown are for guidance only and are not guaranteed. The floor area and dimensions shown are for guidance only and are not guaranteed. The floor area and dimensions shown are for guidance only and are not guaranteed.



# Southfield Close

Rufforth, York

YO23 3RE

Offers Over £375,000

 3  2

Located in the highly sought-after village of Rufforth, conveniently positioned within easy reach of York and the outer ring road, is this beautifully presented, recently built three bedroom detached home. Offering contemporary living in a semi-rural setting, the property combines modern design with practical family space and attractive countryside views.

Internally, the accommodation opens into a welcoming entrance hall with engineered oak flooring and stairs leading to the first floor. To the front is a spacious lounge, filled with natural light from multiple windows and offering ample room for a variety of seating arrangements, making it an ideal space for both relaxing and entertaining.

To the rear of the property is the impressive dining kitchen, undoubtedly the heart of the home. Fitted with a stylish range of modern wall and base units complemented by solid oak worktops, the space also features a central island with inset hob and additional storage beneath. Integrated appliances include a double oven and dishwasher, with further space for freestanding appliances. Bi-folding doors open onto the rear garden, creating a seamless connection between indoor and outdoor living. Off the kitchen is a useful utility room with access to the garden, along with a ground floor cloakroom.

To the first floor are three well-proportioned bedrooms. The principal bedroom enjoys a dual aspect and benefits from its own en-suite shower room, fitted with a contemporary three-piece suite. The remaining two bedrooms are served by the stylish house bathroom, which features a freestanding bath alongside modern fittings, creating a luxurious yet practical space.



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